



LX57

3,600 SF & 6,200 SF Prebuilt Full Floors
Complete Renovation by New Ownership
Designed With Your Wellness in Mind

695 Lexington Avenue, NYC

LX57NYC.COM

Artist's Rendering For Concept Only



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Art Deco Icon. Reimagined.

Situated on the South East corner of Lexington Avenue and 57th Street, LX57 re-envisioned the building's original Art Deco aesthetic, augmented throughout by materials and features selected with your wellbeing in mind. The exterior redesigned by Gensler features a restored façade and brand new windows. A sleek new entry marquee welcomes you into a white marbled lobby accented by finishes that evoke the look and feel of a boutique hotel. Renovated elevator cabs feature touchless technology, enabling you to summon a ride directly from your smart phone.



The Luxury of Private Space

- Full floor units for every tenant
- Brand new windows
- Fully dimmable LED lighting
- Luxurious pantry
- Walk to work: Upper East Side, Midtown East & West, Columbus Circle
- Bike to work: Over 430 Citi Bikes located within walking distance
- Drive to work: Access via FDR Drive + plentiful parking nearby
- Access subways: **4 5 6 N Q R W E F M**



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Breathe Easy

Each floor features a dedicated air filtration system to ensure air is truly fresh and not shared with other tenants. Oversized windows overflow with natural light and are specially coated to reduce the entry of ultraviolet rays.



6,169 RSF - Third Floor Prebuild - Fully Furnished

Uncommonly Appointed

A centrally located, well-crafted pantry features hands free faucets and acoustic tile suspended above the pantry ensures maximum sound insulation. Finishes throughout the private floor have been specifically chosen for their ability to be easily cleaned and disinfected.



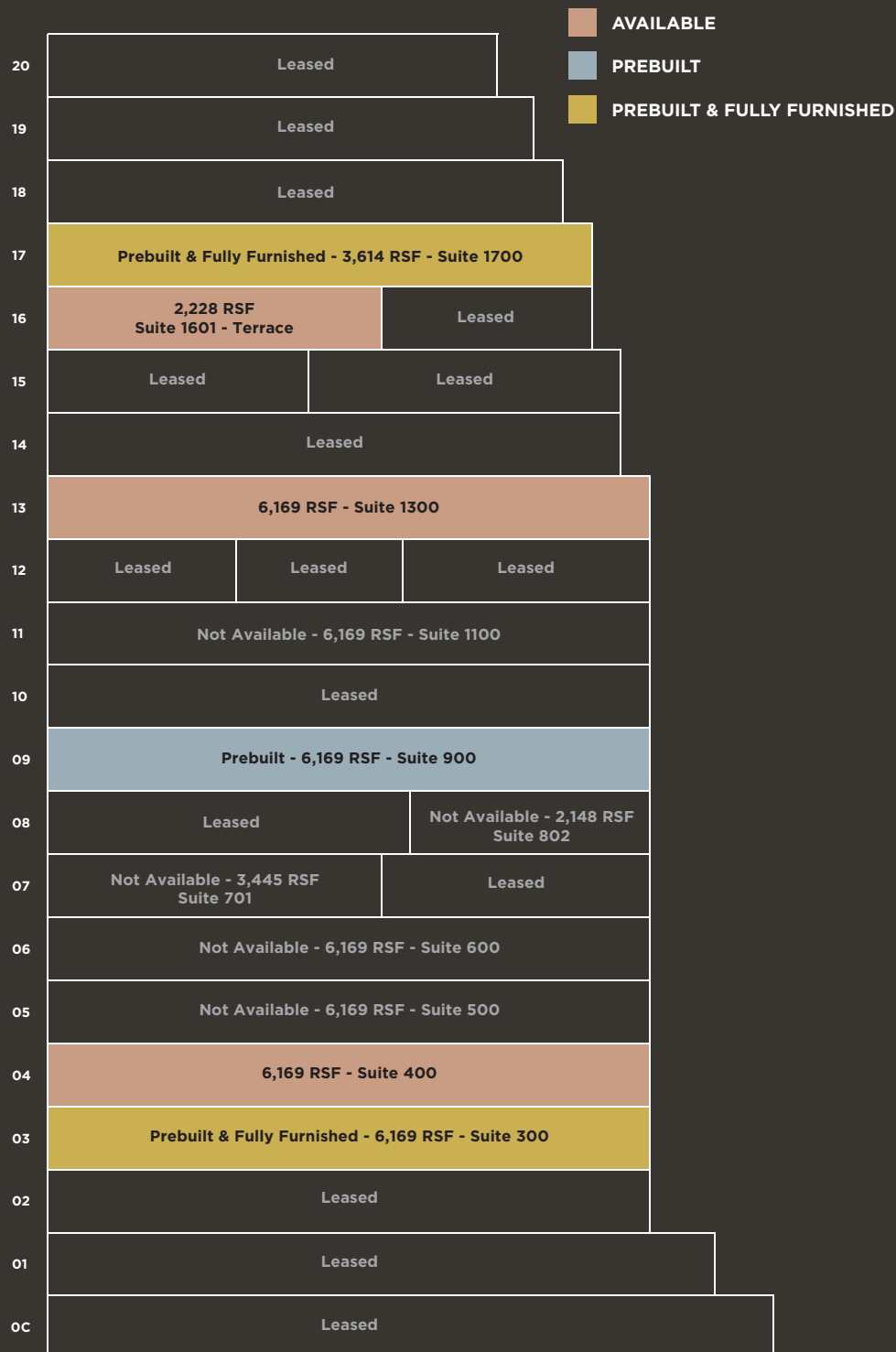
Virtual Tours - Private Full Floors

Suite 300 - 6,169 RSF

Suite 900 - 6,169 RSF

Suite 1700 - 3,614 RSF





Features



Standard

- Private full floor for each tenant
- Dedicated tenant controlled HVAC system per floor
- Oversized windows, coated to reduce UV light
- E-Z clean ceiling hung lavatory dividers
- Ample distancing for workstations
- Sanitary stations throughout
- Hands free faucets and paper towel dispensers
- Daily disinfect cleaning
- Touchless elevator system
- Low VOC paint throughout
- Floors 3 and 17 are fully furnished

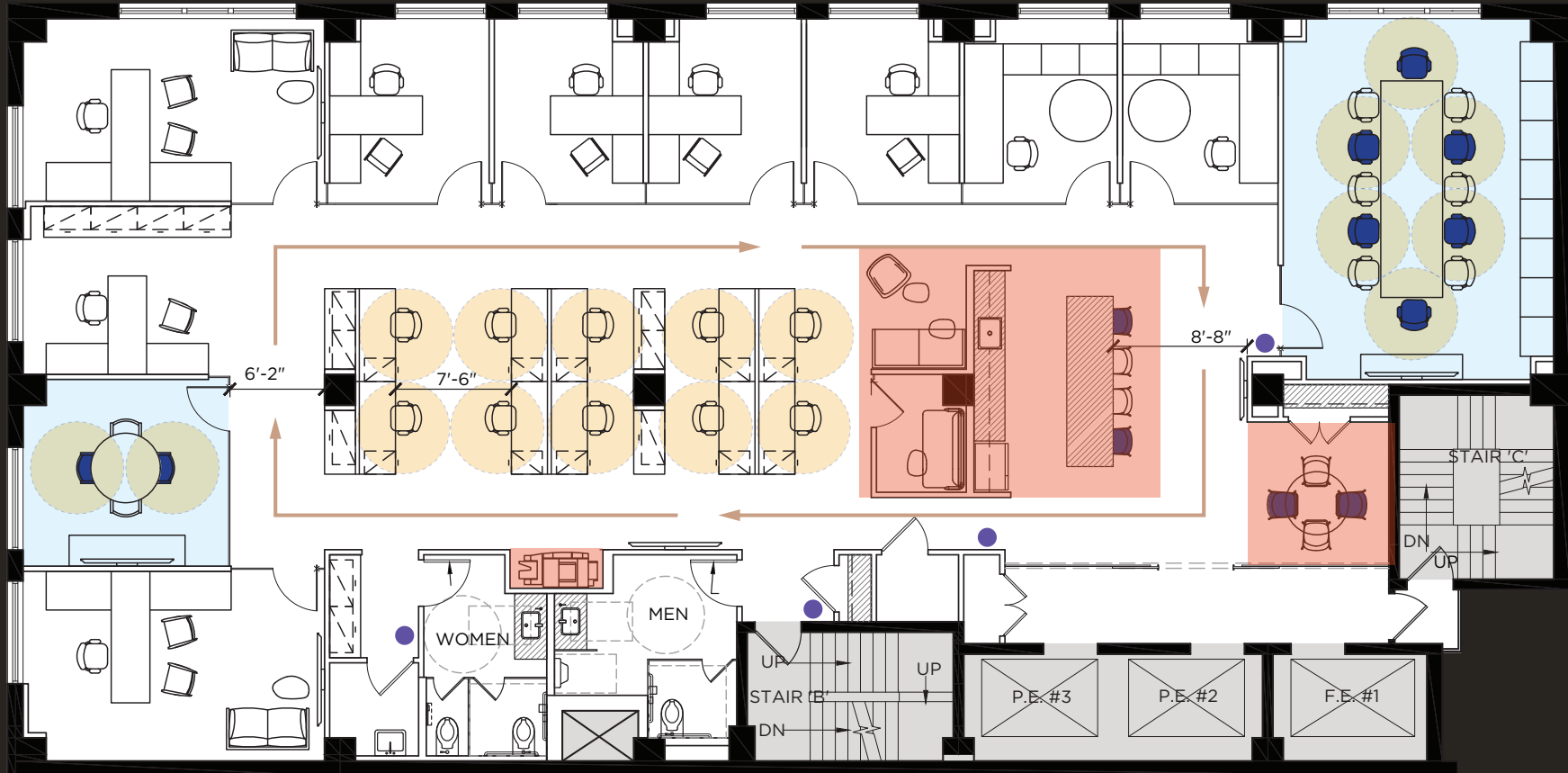


Add-ons

- All floors may be delivered fully furnished for a premium
- Custom frequency and intensity cleaning
- Antibacterial pantry surfacing

EAST 57TH STREET

LEXINGTON AVE



6,169 RSF 3rd Floor - Concept A - As Built



PROGRAM SUMMARY

SHARED SPACE

CONFERENCE ROOMS	01
Huddle Rooms	01
MEN'S RESTROOM	01
WOMEN'S RESTROOM	01

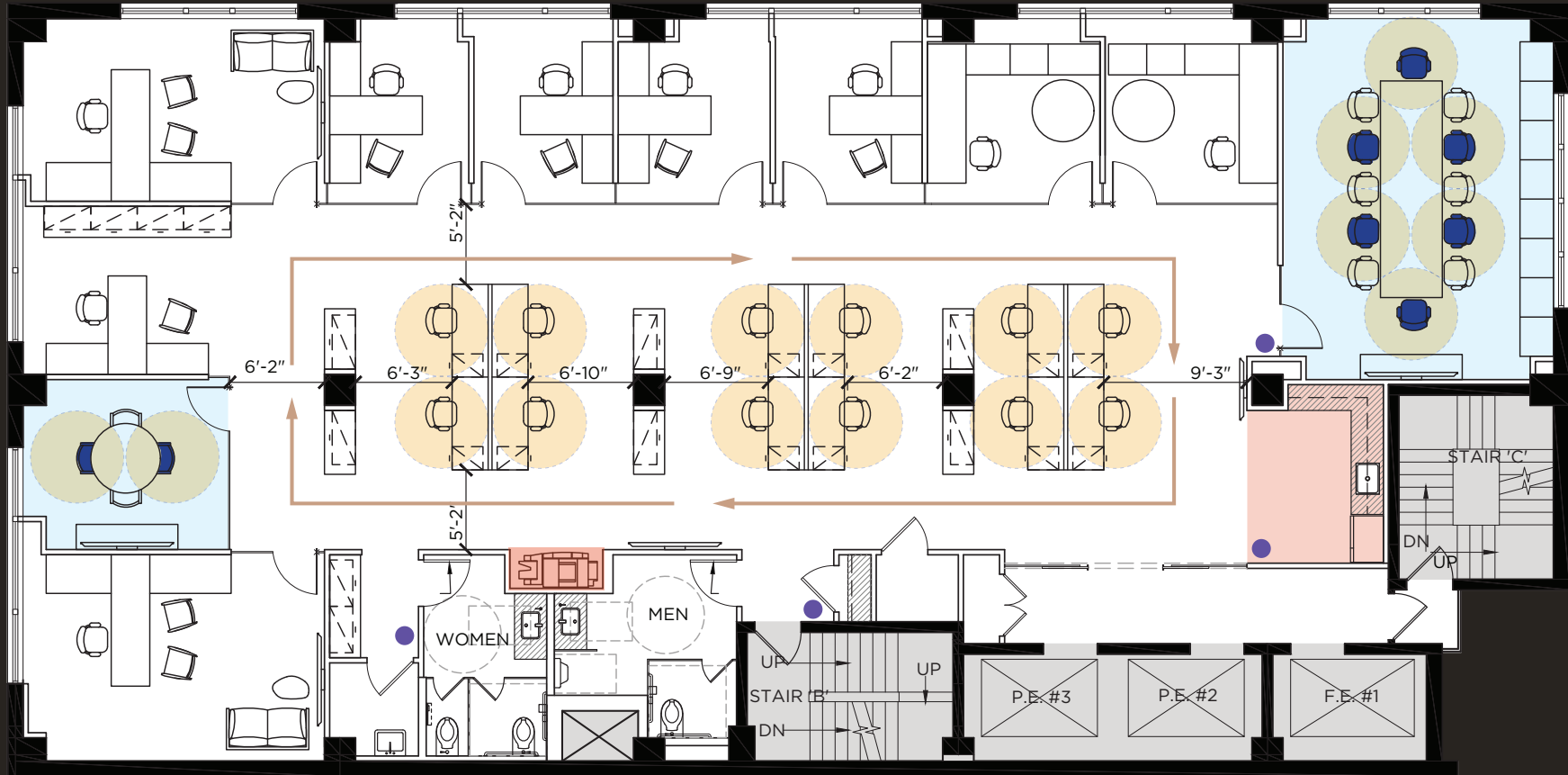
WORKSPACE

EXECUTIVE OFFICES	02
EXECUTIVE ASSISTANT	01
PRIVATE OFFICES	04
PRIVATE OFFICE / Huddle Rooms	02
WORKSTATIONS (6'-0" X 2'-6")	10

TOTAL HEADCOUNT 19

EAST 57TH STREET

LEXINGTON AVE



6,169 RSF 9th Floor - Test Fit - Concept B

- COMMON AREAS
- MEETING SPACES
- FURNITURE MODIFICATION
- 6'-0" DIAMETER

- CIRCULATION PATH
- HAND SANITIZER

PROGRAM SUMMARY

SHARED SPACE

CONFERENCE ROOMS	01
Huddle Rooms	01
MEN'S RESTROOM	01
WOMEN'S RESTROOM	01

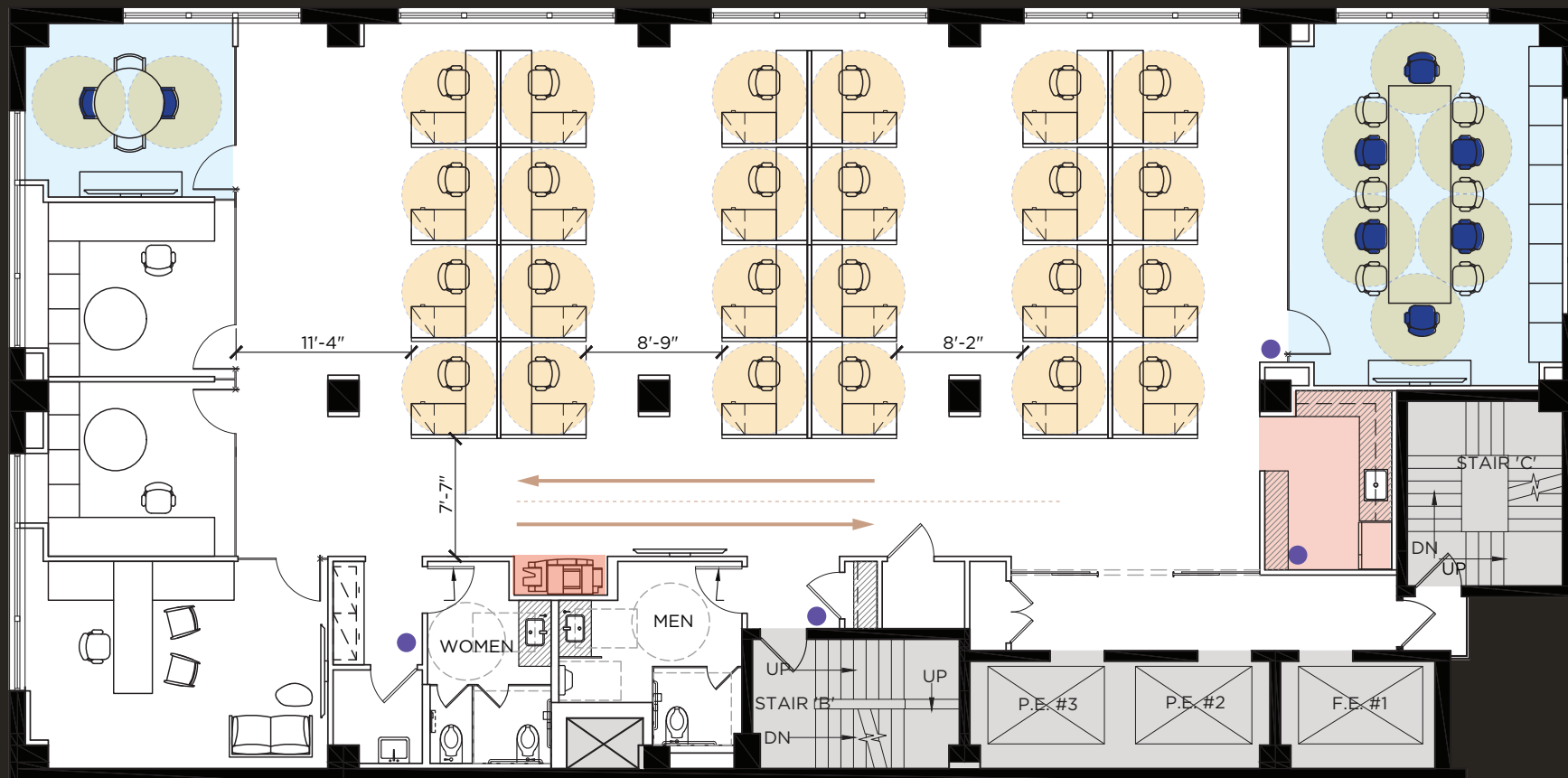
WORKSPACE

EXECUTIVE OFFICES	02
EXECUTIVE ASSISTANT	01
PRIVATE OFFICES	04
PRIVATE OFFICE / Huddle Rooms	02
WORKSTATIONS (6'-0" X 2'-6")	12

TOTAL HEADCOUNT 21

EAST 57TH STREET

LEXINGTON AVE



6,169 RSF 9th Floor - Test Fit - Concept C



PROGRAM SUMMARY

SHARED SPACE

CONFERENCE ROOMS	01
Huddle Rooms	01
MEN'S RESTROOM	01
WOMEN'S RESTROOM	01

WORKSPACE

EXECUTIVE OFFICE	01
PRIVATE OFFICE / Huddle Rooms	02
WORKSTATIONS (6'-0" X 5'-6")	24

TOTAL HEADCOUNT 27

EAST 57TH STREET

LEXINGTON AVE



3,614 RSF 17th Floor - Concept D - As Built

- COMMON AREAS
- MEETING SPACES
- FURNITURE MODIFICATION

- 6'-0" DIAMETER
- HAND SANITIZER

PROGRAM SUMMARY

SHARED SPACE

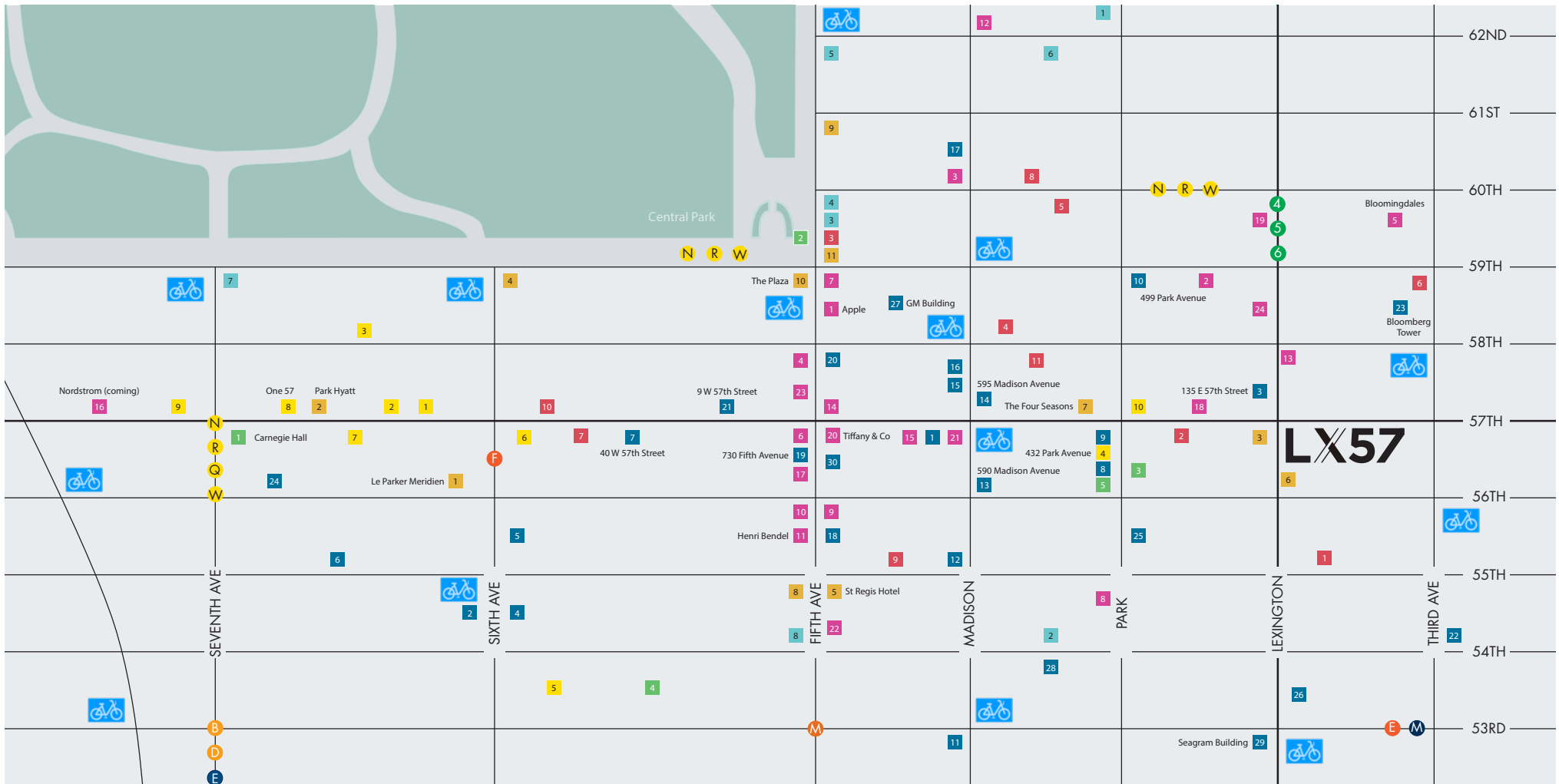
CONFERENCE ROOMS	01
HUDDLE ROOMS	01
ADA RESTROOMS	02

WORKSPACE

EXECUTIVE OFFICE	01
WORKSTATIONS (6'-0" X 5'-6")	10

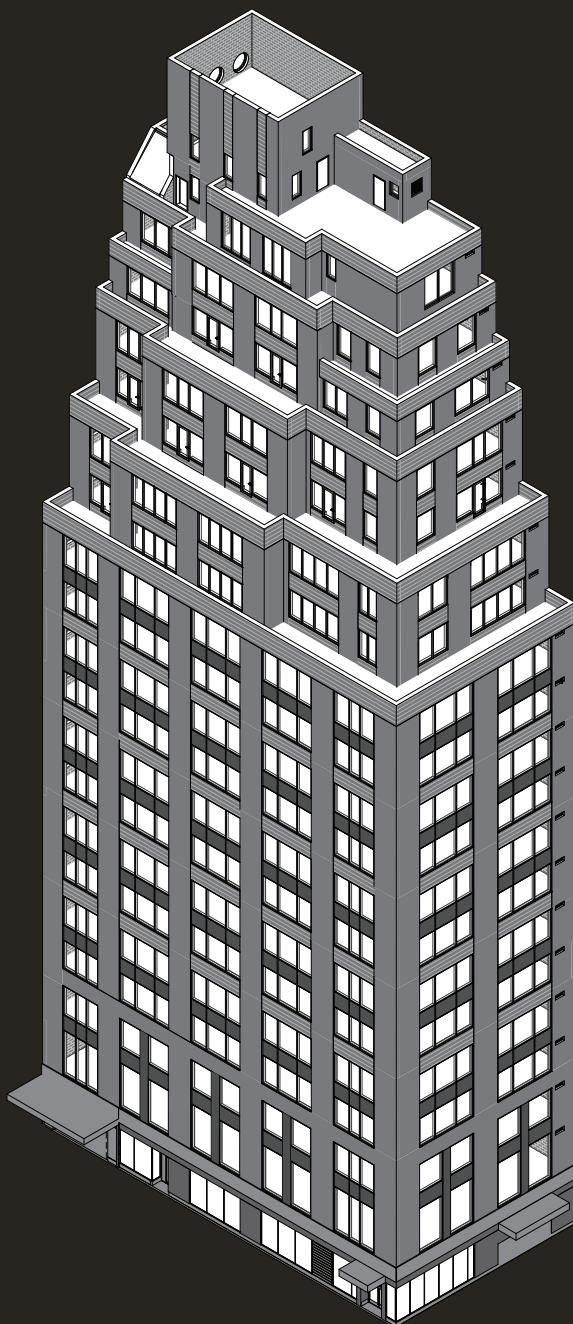
TOTAL HEADCOUNT 11

Walk, Bike and Ride to The Best of NYC



CITI BIKE STATION

RESIDENTIAL	RESTAURANTS	HOSPITALITY	CLUBS	ATTRACTIONS	RETAIL	OFFICE BUILDINGS
1. 111 W 57th Street	1. Angus Club Steakhouse	1. Le Parker Meridien	1. Colony Club	1. Carnegie Hall	1. Apple	1. 12 E 57th Street
2. 123 W 57th Street	2. BLT Steak	2. Park Hyatt	2. CORE Club	2. Central Park	2. Banana Republic	2. 1345 Avenue of The Americas
3. 150 Central Park South	3. Harry Cipriani	3. Renaissance NY Hotel 57	3. Doubles Club	3. Heritage Auctions	3. Barneys	3. 135 E 57th Street
4. 432 Park Avenue	4. Lavo	4. Ritz Carlton	4. Harmonie Club	4. MoMA	4. Bergdorf Goodman	4. 1350 Avenue of The Americas
5. 53 W 53rd Street	5. Le Bilboquet	5. St Regis Hotel	5. Knickerbocker Club	5. Phillips Gallery	5. Bloomingdales	5. 1370 Avenue of The Americas
6. Hemisphere House	6. Le Cirque	6. The Fitzpatrick Hotel	6. Links Club		6. Bulgari	6. 156 W 56th Street
7. Metropolitan Tower	7. Nobu	7. The Four Seasons	7. NY Athletic Club		7. Cartier	7. 40 W 57th Street
8. One 57	8. Philippe	8. The Peninsula Hotel	8. University Club		8. Ferrari	8. 432 Park Avenue
9. Osbourne Apartment House	9. Polo Bar	9. The Pierre			9. Giorgio Armani	9. 450 Park Avenue
10. Ritz Tower	10. Quality Italian	10. The Plaza			10. Harry Winston	10. 499 Park Avenue
11. Rotem Rosen 28-Story Development	11. Tao	11. The Sherry Netherland			11. Henri Bendel	11. 510 Madison Avenue
					12. Hermes	12. 550 Madison Avenue
					13. Jonathan Adler	13. 590 Madison Avenue
					14. Louis Vuitton	14. 595 Madison Avenue
					15. Nike	15. 598 Madison Avenue
					16. Nordstrom (coming)	16. 600 Madison Avenue
					17. Prada	17. 660 Madison Avenue
					18. Saks Off 5th	18. 717 Fifth Avenue
					19. Sephora	19. 730 Fifth Avenue
					20. Tiffany & Co	20. 745 Fifth Avenue
					21. Tourneau	21. 9 W 57th Street
					22. Valentino	22. 909 Third Avenue
					23. Van Cleef & Arpels	23. Bloomberg Tower
					24. Victoria's Secret	24. Carnegie Hall Tower
						25. Citadel at 425 Park
						26. Citigroup Center
						27. GM Building
						28. Lever House
						29. Seagram Building
						30. Trump Tower



Building Specifications

Building Façade Upgrades

Full window replacement with state of the art thermal and acoustic performance. Energy efficient IGU windows with a nearly silent sound transmission level OITC 30.

HVAC

Newly installed VRF System, featuring MERV rated filters, allows for energy efficient tenant-controlled cooling and heating via a dedicated outside air louver which allows for air circulation to be limited to each individual tenant/floor.

Life Safety

Upgraded fire alarm system with lobby central command station. Comprehensive fire safety/emergency action plan in place.

Electrical

New electrical risers to serve each floor with sub-meter billing. 6W/sf is provided per floor for lighting and power.

Sensor Technology

Lutron lighting controls and occupancy sensors. Sloan touch-free sensors on all plumbing fixtures in the restrooms. Touch free building entry via virtual doorman.

Elevators

Three fully modernized elevators: Two passenger elevators and one freight car. Freight car inside clear dimension of 80" x 48" x 92" tall.

Floor Conditions

Ceiling Heights: 8'6"

Building Construction: Concrete on steel

Team



Gensler

LX57NYC.COM



LX57

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